



El Dorado Hills Area Planning Advisory Committee

Wednesday October 13, 2021
7:00PM

EDH Fire Department Station 85 Meeting Room
1050 Wilson Blvd EDH
VIRTUAL MEETING via ZOOM

Attendees via ZOOM or via Phone-in Option will be **MUTED** until
Designated periods when the meeting is opened to Public Comment
on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in ZOOM, or
press *9 over the phone



1. Call To Order

2021 Chair: John Davey

2021 Vice Chair: John Raslear

2021 Vice Chair Tim White

2021 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2021 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair twhitejd@gmail.com
Brooke Washburn, Secretary washburn_bew@yahoo.com

1021 Harvard Way, El Dorado Hills, CA 95762



AGENDA FOR MEETING: October 13, 2021, 7:00 PM

Held at: ***** **SPECIAL LOCATION** *****
El Dorado Hills Fire Department Station 85 Meeting Room
1050 Wilson Blvd El Dorado Hills CA 95762

VIRTUAL MEETING ONLINE:
Join Zoom Meeting <https://us02web.zoom.us/j/88956066911>

PHONE IN OPTION (669) 900-9128 Meeting ID: 889 5606 6911

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: N/A
6. APAC Projects
 - a) **EDH APAC Project Review Process**
Review of the processes and mileposts in how project approvals are granted in El Dorado Hills/El Dorado County. Areas of discussion will include:
 - Discretionary or non-discretionary projects
 - Environmental Review -CEQA, MND, and EIR
 - Transportation - CEQA VMT (Vehicle Miles Traveled) -General Plan LOS (Level of Service)
 - County General Plan - Zoning Ordinances
 - Project Information – eTRACKIT - Legistar
 - b) **REMINDER: El Dorado County Redistricting Process**
Public meeting scheduled for October 14th, 6 PM
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday November 10, 2021 7PM – Location TO BE ANNOUNCED**



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

N/A



6. APAC Matters & Projects



EDH APAC Project Review Process



How the community can participate



When Does CEQA apply?

All projects undertaken by a public agency are subject to CEQA. This includes projects undertaken by any state or local agency, any special district (e.g., a school district), and any public college or university.

CEQA applies to **discretionary projects** undertaken by private parties. A discretionary project is one that requires the exercise of judgement or deliberation by a public agency in determining whether the project will be approved, or if a permit will be issued. Some common discretionary decisions include placing conditions on the issuance of a permit, delaying demolition to explore alternatives, or reviewing the design of a proposed project. Aside from decisions pertaining to a project that will have a direct physical impact on the environment, CEQA also applies to decisions that could lead to indirect impacts, such as making changes to local codes, policies, and general and specific plans. Judgement or deliberation may be exercised by the staff of a permitting agency or by a board, commission, or elected body.



EDH APAC Project Review Process

When Does CEQA apply?

CEQA **does not apply to ministerial projects**. A ministerial project is one that requires only conformance with a fixed standard or objective measurement and requires little or no personal judgment by a public official as to the wisdom or manner of carrying out the project. Generally ministerial permits require a public official to determine only that the project conforms with applicable zoning and building code requirements and that applicable fees have been paid. Some examples of projects that are generally ministerial include roof replacements, interior alterations to residences, and landscaping changes.



EDH APAC Project Review Process

When Does CEQA apply?

The state's Planning and Zoning Law requires that **each county establish a Planning Agency** to carry out specified planning functions. The agency functions may be delegated to a department, one or more planning commissions, administrative bodies or hearing officers, the legislative body itself or any combination thereof. Recognizing the diversity among county planning operations, "Planning Agency" is a generic term that applies to whichever body performs the designated planning functions.

Counties have established Planning Commissions consisting of five members who are appointed by the Board of Supervisors. These commissions report directly to the Board and make recommendations regarding important land use decisions. **The legislative body (i.e., Board of Supervisors) retains the ultimate authority on all land use decisions.**



What is a Negative Declaration or Mitigated Negative Declaration?

An agency prepares an initial study to describe a project's potential impacts and determine what type of environmental review document should be adopted. A negative declaration is adopted when there is no substantial evidence (facts, reasonable assumptions and expert opinion based on facts) supporting a "fair argument" that a project may have a significant environmental impact. A **Mitigated Negative Declaration** is adopted when a project may have significant environmental impacts, but certain mitigation measures clearly reduce impacts below a level of significance.



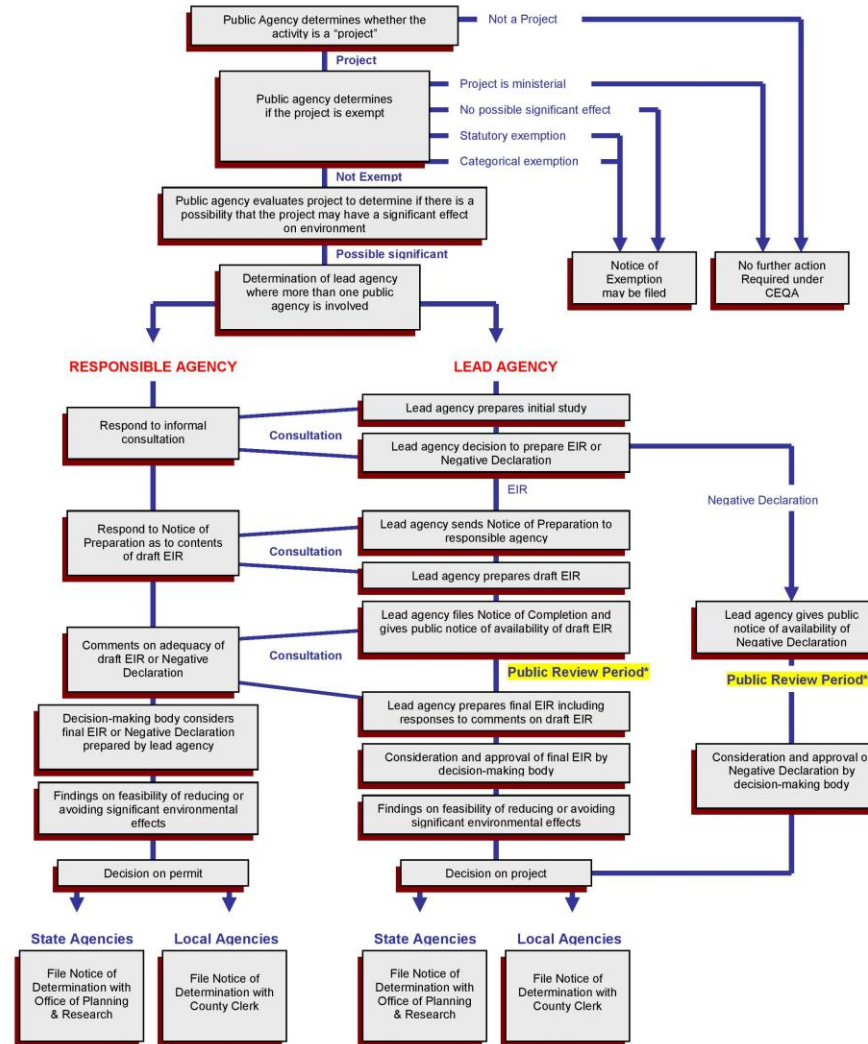
The prerequisites for adopting a MND include:

1. Making a good faith effort to determine whether there is substantial evidence that the project would result in any significant environmental effect.
2. Incorporating effective revisions or mitigation measures into the project to alleviate potential significant effects prior to circulating the draft Negative Declaration for public review.
3. Evidence in the record to support the agency's determination that there will be no significant effect as a result of the project.



EDH APAC Project Review Process

CEQA Process Flow Chart

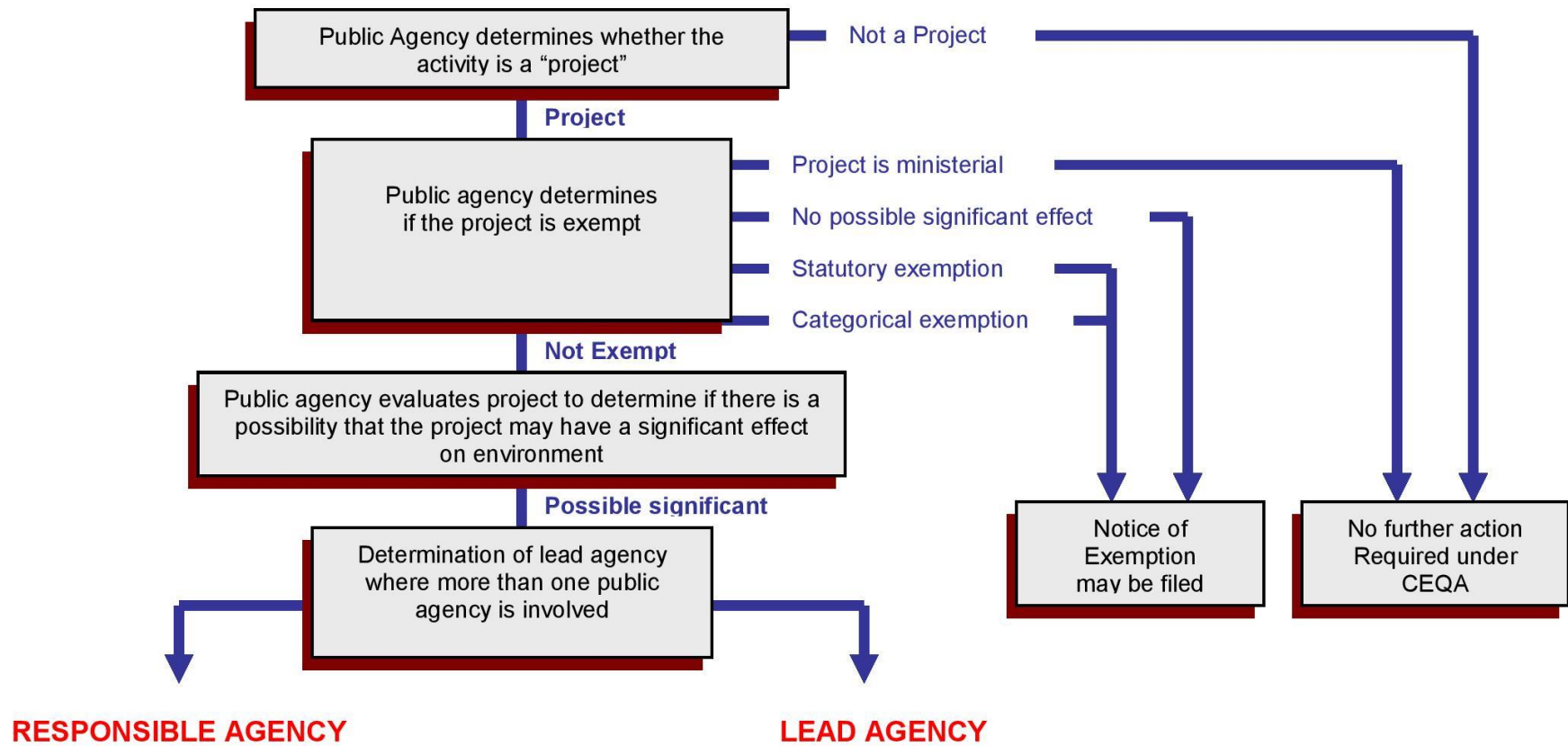


Source: California Environmental Resources Evaluation System, http://ceres.ca.gov/topic/env_law/ceqa/flowchart/index.html
 * The public review and comment period shall not be less than 30 days and nor should it be longer than 60 days, per the CEQA Guidelines at http://ceres.ca.gov/topic/env_law/ceqa/guidelines/



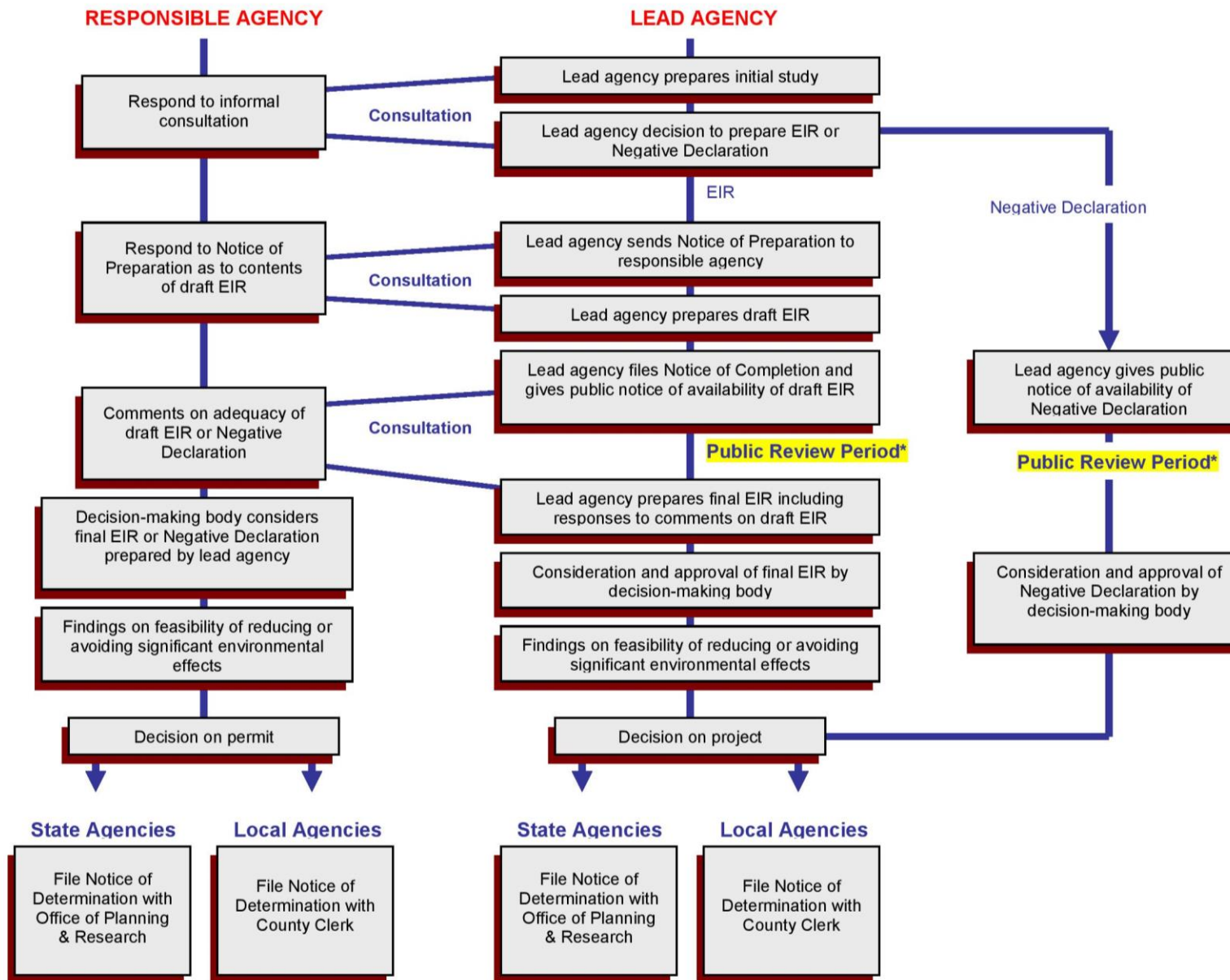
EDH APAC Project Review Process

CEQA Process Flow Chart





EDH APAC Project Review Process





EDH APAC Project Review Process

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



EDH APAC Project Review Process

Transportation - CEQA

On September 27, 2013, Governor Jerry Brown signed SB 743 into law and started a process that fundamentally changed the criteria for determining the significance of a project's transportation impacts under CEQA. Specifically, SB 743 required new criteria that "... promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" [PRC Section 21099(b)(1)]. The legislative intent of SB 743 is to align with statewide goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through active transportation.

Specifically, CEQA Guidelines Section 15064.3(a) states, "vehicle miles traveled [VMT] is the most appropriate measure of transportation impacts." With this change, **the County may no longer use automobile delay, as measured by LOS or similar measures of vehicular capacity or traffic congestion, as the basis for determining the significance of transportation impacts under CEQA**



EDH APAC Project Review Process

Transportation – El Dorado County General Plan (NO LONGER PART OF CEQA COMPLIANCE)

Policy TC-Xa

Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Policy TC-Xd

Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2.

Policy TC-Xe

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Policy TC-Xf

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County’s 20-year CIP.



EDH APAC Project Review Process

El Dorado County General Plan

Contains Policies, goals, ordinances, resolutions, and amendments.

General Plan Elements

Introduction

Land Use Element (amended Aug 2019)

Transportation and Circulation Element (amended Aug 2019)

Housing Element

Public Services and Utilities Element (amended Dec 2015)

Public Health, Safety, and Noise Element (amended Aug 2019)

Conservation and Open Space Element (amended Oct 2017)

Agriculture and Forestry Element (amended Dec 2015)

Parks and Recreation Element

Economic Development Element (amended Dec 2019)



**2004 EL DORADO COUNTY GENERAL PLAN
A PLAN FOR MANAGED GROWTH AND OPEN
ROADS; A PLAN FOR QUALITY
NEIGHBORHOODS AND TRAFFIC RELIEF**

**ADOPTED JULY 19, 2004
(AMENDED DECEMBER 10, 2019)**



El Dorado Hills Area Planning Advisory Committee

EDH APAC Project Review Process

El Dorado County General Plan

EDH APAC Website

- ➔ DOCUMENTS
- ➔ EL DORADO COUNTY
- ➔ EL DORADO COUNTY
- ➔ GENERAL PLAN
- ➔ EL DORADO COUNTY
- ➔ ADOPTED GENERAL PLAN

<https://edhapac.org/documents/el-dorado-county-adopted-general-plan/>



El Dorado Hills Area Planning Advisory Committee

EDH APAC Project Review Process

Examples of El Dorado Hills APAC project reviews – how communities can contribute.



Montano De El Dorado Phase II

REZONE OF 16.83-ACRE PROPERTY FROM REGIONAL COMMERCIAL- DESIGN CONTROL (CR-DC) TO REGIONAL COMMERCIAL- PLANNED DEVELOPMENT (CR-PD) AS PART OF THE PROPOSED MONTANO DE EL DORADO DEVELOPMENT PLAN.



El Dorado Hills Area Planning Advisory Committee
APAC 2020 Board
John Davey, Chair
John Raslear, Vice Chair
Timothy White, Vice Chair
Brooke Washburn, Secretary

The County of El Dorado Planning and Building Services Department
2850 Fairlane Court
Building C
Placerville, CA 95667
ATTN: TOM PURCIEL

July 9, 2020
Montano Phase II
Montano Sub Committee Final Report / Concerns & Suggestions

- Amphitheater
The Amphitheater will have a significant impact on the residential communities in the area. Amplified sound from amphitheater, which can operate from 7AM to 10 PM will have a significant impact on the quality of life in this area.
Alternatives such as a garden setting with benches/gazebo that could be used by patrons and families using the planned restaurants and offices.
Hours of operation should be from 8AM to 9PM
Additional security by the County Sheriff to patrol the amphitheater that most likely will become a magnet for youth in our community. Additional time will be required by the County Sheriff to answer complaints from residents about this amphitheater.

- Hotel & Building 4
Line of sight: this project is located on a high elevation that towers over the adjacent residential community. A line of sight study is needed to determine what the height of these building will have on the entire community. Building 4 has a 70ft architectural detail. This exceeds zoning regulations. No building code height exceptions should be permitted.

- Traffic
Drive-thru and location of large box store in close proximity and within a short distance from the stop light on White Rock will cause a serious traffic build up and may cause drivers to use Monte Verde Drive, a residential community street as an alternate.
Residents request signage posted at both entrances of Monte Verde Drive indicating: Residential Street No Through Traffic

Prepared by the Montano Sub Committee APAC:
John Raslear Vice Chair EDH Area Planning Advisory Committee
Christine Gaewsky Creekside Green Resident
Julie Leonhardt Creekside Green Resident
Lorin Levernz Creekside Green Resident

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El Dorado Hills Area Planning Advisory Committee
APAC 2021 Board
John Davey, Chair
John Raslear, Vice Chair
Timothy White, Vice Chair
Brooke Washburn, Secretary

The County of El Dorado Planning Commission
The County of El Dorado Planning and Building Services Department
2850 Fairlane Court
Building C
Placerville, CA 95667
ATTN: TOM PURCIEL

March 22, 2021
Montano Phase II Z15-0002 P15-0006 PD15-0004 S17-0015
Montano Sub Committee FEIR Response

The El Dorado Hills Area Planning Advisory Committee formed a Subcommittee (EDH APAC Subcommittee) to study and review the Montano de El Dorado Phase 2 Z15-0002 P15-0006 PD15-0004 S17-0015 project. These are our public comments regarding the FEIR.
O4-2, O4-3, and O4-4 - These Responses in the FEIR indicates that after an evaluation period of sound measurements during the first two daytime events at the proposed amphitheater that results in monitored sound generation that complies with the County's 45dB - 55dB limitation, that operation hours of events would be modified beyond daytime events for the time period of 7AM - 7PM, to also include nighttime events up to 10PM. The responses also indicate that events using amplified sound systems are required to obtain a discretionary permit and perform self-monitoring to ensure that sound system levels comply with noise levels specified in the permit's conditions of approval. However, current events operating with a Conditional Use Permit at the existing Montano de El Dorado Phase I tenant "Relish Burger" have generated numerous noise complaints from residents along Monte Verde Drive, and from residents far to the west in the Four Seasons residential development. This demonstrates that self monitoring is not effective monitoring, nor an effective mitigation. Unfortunately this immediately puts residents in an adversarial relationship with event organizers, and places the burden of monitoring for compliance onto residents.

O4-6 These Responses to the question of building heights impacting sightlines, and exceeding County Height ordinances informs:
Comments regarding not allowing building height exceptions will be evaluated by County staff, the Planning Commission, and the Board of Supervisors for project consideration.

If item 2.b (Improvement #s 3 and 4) above is constructed by others, and not added to the TIM Fee program, the project shall pay its fair share towards construction of these improvements
Why does the COA denote the TIM Fee program - has this not transitioned to the TIF Program?



initially being on System Improvements
HAPAC would effective proposed and development in the range of being burdened a project), as an undefined Program is
Montano de El Dorado
on 3.12.4, Blvd
revent impacts to the de Drive. Events in the ring performed by El
lane, and two
es with no variances
th traffic between Latrobe
them access point on
ject driveway west of
oad be designed to
l simply as a parking lot
view, and provide
jects in El Dorado Hills.



EDH APAC Project Review Process

Where to find Project Information

Sign up for El Dorado Hills APAC email list:

<https://edhapac.org/sign-edh-apac-mail-list/>



HOME NEWS EVENTS DOCUMENTS OFFICERS EDH APAC GUIDELINES PROJECTS UNDER REVIEW EDH COMMUNITY LINKS

Sign Up For The EDH APAC Mail List

Keep up to date on projects coming before APAC, El Dorado Hills and El Dorado County news, as well as hearings and events.

* El Dorado Hills APAC does not share any user or email data.

Subscribe to our mailing list

* indicates required

EMAIL ADDRESS *

FIRST NAME *

LAST NAME *

VILLAGE/NEIGHBORHOOD

Become a member

WOULD LIKE TO BE A COMMITTEE MEMBER

Work on a sub-committee

WOULD LIKE TO PITCH IN & HELP A PROJECT SUB-COMMITTEE

Subscribe



EDH APAC Project Review Process

Where to find Project Information

Sign up for El Dorado County email lists:

<https://public.govdelivery.com/accounts/CAELDOR/subscribers/new>



Email Updates

To sign up for updates or to access your subscriber preferences, please enter your contact information below.

Subscription Type

Email

Email Address *

Submit

Cancel

Your contact information is used to deliver requested updates or to access your subscriber preferences.



EDH APAC Project Review Process

Where to find Project Information

<https://public.govdelivery.com/accounts/CAELDOR/subscribers/new>

El Dorado County offers updates on the topics below. Subscribe by checking the boxes; unsubscribe by unchecking the boxes. Access your [subscriber preferences](#) to update your subscriptions or modify your password or email address without adding subscriptions.

Subscription Topics

- Announcements & News**
 - Agriculture What's New
 - Air Quality What's New
 - EMS Updates
 - Economic Development Press Releases
 - Employment Opportunities
 - Env Management News and Events
 - Grand Jury Updates
 - HWY 50 HOV Lane Project
 - IHSS Public Authority Newsletter
 - In-Home Support Network Training & Event Calendar
 - LAFCO What's New
 - News & Hot Topics
 - Recorder-Clerk Public Notices
 - Road Work Alerts
 - Senior Activities
 - Sheriff's Office Press Releases
 - TIM Fee Offset Program
 - Veteran Affairs Public Announcements
 - What's New in Assessor's Office



You are subscribed to Land Use and Dev Services Public Notices for El Dorado County. This information has recently been updated, and is [now available](#).

- [PA21-0013_Town and Country Village \(Conceptual Review\)_BOS](#)

Questions? Contact Us at edcquestions@edcgov.us

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This email was sent to Jdavey@daveygroup.com using GovDelivery Communications Cloud on behalf of: El Dorado County





EDH APAC Project Review Process

Where to find Project Information

eTRAKiT El Dorado County Permit Tracking website <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Must sign up for a FREE user account to view project documents

El Dorado County
Elevate to El Dorado
A Great Place to Live, Work & Play

El Dorado County

New Public User: click on Setup an Account in the grey ribbon at the top of the page. Then click on Public Registration.

New Contractor: click on Setup an Account in the grey ribbon at the top of the page. Then click on Contractor Registration.

The use of Contractor Name and Password in combination intends to serve as a signature authorization. Please do not share your password with anyone that is not authorized to conduct business for your company.

Should you need to contact us, please send an email to etrakit@edc.ca.gov.

Permits Pay Fees Search Permit View on Map	Projects Pay Fees Search View on Map	Contractor Search Pay Fees Contractors
Properties Search View on Map	Inspections Schedule Cancel View Full Map Scheduled	Violations Search



EDH APAC Project Review Process

Where to find Project Information eTRAKiT El Dorado County Permit Tracking website

Go to

→ PROJECTS

→ select SEARCH PROJECTS

The screenshot shows the eTRAKiT website interface. At the top, there is a navigation bar with links: HOME | DASHBOARD | VIEW/EDIT PROFILE | VIEW CART | LOG OUT, and a user status: LOGGED IN AS: JOHN DAVEY. On the left side, there is a vertical navigation menu with categories: My Dashboard, Permits (with sub-items: Search Permit, Pay Fees, View on Map), Projects (with sub-items: Search Projects, Pay Fees, View on Map), Contractor (with sub-items: Search Contractors, Pay Fees), Properties (with sub-items: Search Property, View on Map), Inspections (with sub-items: Schedule, Cancel, View on Map, Scheduled), Violations (with sub-item: Search), CRM (with sub-items: Report Issue, Search Issues, View on Map), Map (with sub-items: View Map, Locate My Address), and Shopping Cart (with sub-items: Pay All Fees, Paid Items). A red arrow points to the 'Search Projects' link in the 'Projects' category. In the main content area, there is a 'Project Search' section with a 'Search By:' dropdown menu. The dropdown menu is open, showing options: PROJECT_NO, PROJECT_NO, PROJECT_NAME, SITE_APN, and DESCRIPTION. The 'PROJECT_NAME' option is highlighted. To the right of the dropdown is an 'Equals' dropdown and a search input field. A 'SEARCH' button is located to the right of the input field. A link 'Click here for search examples' is also visible on the right side of the search area.

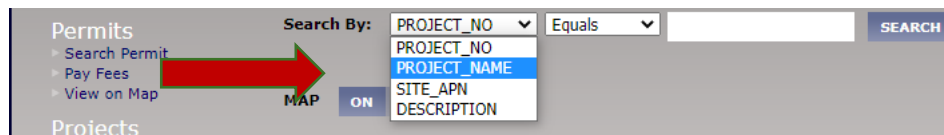


EDH APAC Project Review Process

Where to find Project Information
eTRAKiT El Dorado County Permit Tracking website

Search By

- PROJECTS_NO (Project Number)
- PROJECT_NAME
- SITE_APN
- DESCRIPTION



Best options

- BEGINS WITH
- CONTAINS





EDH APAC Project Review Process

Where to find Project Information eTRAKiT El Dorado County Permit Tracking website

Click Project

Project Search

Search By: PROJECT_NAME Contains PA21-0013 SEARCH

MAP ON

PROJECT_NUMBER	PROJECT_NAME	SITE APN	SITE_ADDR	DESCRIPTION	STATUS
PA21-0013	Pre-app for The Town & Country...	119080012	2120 CITY LIGHTS DR		PROCESSING

Project Attachments in PDF Format



Project #PA21-0013

Attachment

Project Info Site Info Fees \$0.00 Inspections Conditions (0) Review

Description: Pre-app for The Town & Country Village
Type: PRE APPLICATION
Subtype:
Planner: GINA HAMILTON
Status: PROCESSING
Applied: 7/7/2021
Approved:
Closed:
Expired:
Complete:
Incomplete:

Attachments:

- REVISED PA21-0013 TandC Village TAC Worksheet and Exhibits A-K 09-13-2021.pdf
- PA21-0013 TandC Village TAC Worksheet Exhibit L.pdf
- PA21-0013 TandC Village TAC Worksheet and Exhibits A-K 08-23-2021.pdf
- Initial Consultation Letter_PA21-0013.pdf
- PA21-0013 Pre-App_J6 Exhibits 13 - 24.pdf
- PA21-0013 Pre-App_J6 Exhibits 1 - 12.pdf
- PA21-0013 Pre-App_J6 Intro and Proj Desc.pdf
- PA21-0013 Pre-App_J6 Full Application Packet.pdf



EDH APAC Project Review Process

Where to find Project Information

El Dorado County Legistar Calendar: <https://eldorado.legistar.com/Calendar.aspx>

County of El Dorado

BOS Home Search Agenda Items Calendar Boards and Commissions People Live & Archived Proceedings

List View Calendar View

Search: This Month All Boards and Commissions notes closed captions

Search Calendar Help

13 records Group Export

Name	Meeting Date	Meeting Time	Meeting Location	Meeting Details	Agenda	Minutes	Video
Planning Commission	10/28/2021	8:30 AM	Building C Hearing Room 2850 Fairlane Court Placerville, CA 95667	Meeting details	Not available	Not available	Not available
Board of Supervisors	10/26/2021	9:00 AM	330 Fair Lane, Placerville, CA	Meeting details	Not available	Not available	Not available
California Identification Remote Access Network	10/22/2021	9:00 AM	Board of Supervisors Meeting Room 330 Fair Lane, Building A Placerville, CA 95667	Meeting details	Not available	Not available	Not available
Parks and Recreation Commission	10/21/2021	3:00 PM	Board of Supervisors Meeting Room 330 Fair Lane Placerville, CA 95667	Meeting details	Not available	Not available	Not available
Behavioral Health Commission	10/20/2021	5:00 PM	Meeting Locations (in person and connected via tele/video-conferencing): • Health and Human Service Agency, 3057 Briw Road, Sierra Room, Placerville, CA • Mental Health Office, 1900 Lake Tahoe Blvd., Suite 103, South Lake Tahoe, CA	Meeting details	Not available	Not available	Not available
Delinquency Prevention Commission	10/19/2021	5:30 PM	3974 Durock Rd. Suite 205, Shingle Springs, CA	Meeting details	Not available	Not available	Not available
Board of Supervisors	10/19/2021	9:00 AM	330 Fair Lane, Placerville, CA or live-streamed	Meeting details	Not available	Not available	Not available
Board of Supervisors	10/14/2021	6:00 PM	https://us06web.zoom.us/j/83477756858 <i>Special Redistricting Meeting - 330 Fair Lane, Placerville, CA or live-streamed</i>	Meeting details	Agenda	Not available	Not available
EDC Commission for Youth and Families	10/14/2021	4:00 PM	virtual	Meeting details	Not available	Not available	Not available
Community & Economic Development Advisory Committee	10/14/2021	1:00 PM	2850 Fairlane Court, Conference Room 248 Placerville, CA 95667	Meeting details	Agenda	Not available	Not available
Planning Commission	10/14/2021	8:30 AM	Building C Hearing Room 2850 Fairlane Ct. Placerville, CA 95667 or live-streamed	Meeting details	Agenda	Not available	Not available
Agricultural Commission	10/13/2021	6:30 PM	https://us06web.zoom.us/j/87403460499 <i>Board of Supervisors Meeting Room 330 Fair Lane, Placerville, CA https://us06web.zoom.us/j/87403460499 Or One tap mobile : US: +16692192599</i>	Meeting details	Agenda	Not available	Not available
Board of Supervisors	10/12/2021	9:00 AM	https://us06web.zoom.us/j/98565360775 <i>330 Fair Lane, Placerville, CA or live-streamed</i>	Meeting details	Agenda	Not available	Not available




EDH APAC Project Review Process

Where to find Project Information

El Dorado County Legistar Calendar:

AGENDA Calendar File



County of El Dorado

BOS Home Search Agenda Items Calendar Boards and Commissions People Live & Archived Proceedings

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Please note: this meeting's minutes have not been finalized yet. Actions taken on legislation and their results are not available.

Details

Meeting Name: [Planning Commission](#) Agenda status: Final
 Meeting date/time: 10/14/2021 8:30 AM Minutes status: Draft
 Meeting location: Building C Hearing Room 2850 Fairlane Ct. Placerville, CA 95667 or live-streamed
 Published agenda: [Agenda](#) Published minutes: Not available
 Meeting video: Not available

Attachments:

Meeting Items (5)

File #	Ver.	Agenda #	Type	Title	Action	Result	Action Details	Video
21-1553	1	1.	Agenda Item	Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 9, 2021.			Not available	Not available
21-1554	1	2.	Agenda Item	Clerk of the Planning Commission recommending the Commission approve the 2022 Planning Commission Meeting Schedule.			Not available	Not available
21-1555	1	3.	Agenda Item	Hearing to consider a Finding of Consistency with the El Dorado County 2004 General Plan for a public sale of real property identified by Assessor's Parcel Number 101-220-019-000 located in the Pollock Pines area; and staff recommending the Planning Commission: 1) Make Findings of General Plan Consistency, in accordance with Government Code Section 65402, as presented in the Staff Report. (Supervisorial District 5)			Not available	Not available
21-1556	1	4.	Agenda Item	HEARING: Staff recommends the Planning Commission conduct a public hearing to provide the public with an opportunity to comment on the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance (Project OR19-0002)***, and for the Planning Commission to review and discuss the modifications required by state law as presented by staff and forward a recommendation to the Board of Supervisors to take the following actions: 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Exhibit A); and 2) Approve the proposed amendments to the Secondary Dwelling Ordinance, now referred to under state law as the Accessory Dwelling Unit (ADU) Ordinance and related Articles of the Zoning Ordinance, and adopt an Ordinance for comprehensive minor amendments to Title 130 of the El Dorado County Ordinance Code relating to ADUs (Exhibit B) as presented by staff.			Not available	Not available
21-1557	1	5.	Agenda Item	Clerk of the Planning Commission recommending the Commission elect a replacement First-Vice Chair, with the selection becoming effective at the next regular meeting. In the event the Second-Vice Chair position becomes vacant due to this election, the Clerk of the Planning Commission recommends the Commission elect a replacement Second-Vice Chair, with the selection becoming effective at the next regular meeting.			Not available	Not available



EDH APAC Project Review Process

Where to find Project Information

El Dorado County Legistar Calendar: <https://eldorado.legistar.com/Calendar.aspx>

Agenda Item detail – Each Attachment is a PDF file, and must be downloaded to be viewed.

County of El Dorado

BOS Home | Search Agenda Items | Calendar | Boards and Commissions | People | Live & Archived Proceedings

Details | Reports

File #: 21-1556 Version: 1

Type: Agenda Item Status: Agenda Item

File created: 9/22/2021 In control: [Planning Commission](#)

On agenda: 10/14/2021 Final action:

Title: HEARING: Staff recommends the Planning Commission conduct a public hearing to provide the public with an opportunity to comment on the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance (Project OR19-0002)**, and for the Planning Commission to review and discuss the modifications required by state law as presented by staff and forward a recommendation to the Board of Supervisors to take the following actions: 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Exhibit A); and 2) Approve the proposed amendments to the Secondary Dwelling Ordinance, now referred to under state law as the Accessory Dwelling Unit (ADU) Ordinance and related Articles of the Zoning Ordinance, and adopt an Ordinance for comprehensive minor amendments to Title 130 of the El Dorado County Ordinance Code relating to ADUs (Exhibit B) as presented by staf..

Attachments: [1. A - Staff Report](#), [2. B - Staff Report Exhibit A - DRAFT CEQA Notice of Exemption](#), [3. C - Staff Report Exhibit B - DRAFT Title 130 Amendments-ADU Ordinance 8-26-21 \(Clean\)](#), [4. D - Staff Report Exhibit C - DRAFT Title 130 Amendments-ADU Ordinance 8-26-21 \(Track Changes\)](#), [5. E - Staff Report Exhibit D - Summary Table of Changes ADU Ordinance 8-26-21](#), [6. F - Staff Report Exhibit E - CAO Office Authorization](#), [7. G - Proof of Publication-Mt. Democrat](#), [8. H - Proof of Publication-Georgetown Gazette](#), [9. I - Proof of Publication-Tahoe Daily Tribune](#), [10. J - Staff's Powerpoint Presentation](#)

History (0) | Text

0 records

Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
No records to display.							



EDH APAC Project Review Process

Where to find Project Information

El Dorado County Legistar Calendar: <https://eldorado.legistar.com/Calendar.aspx>

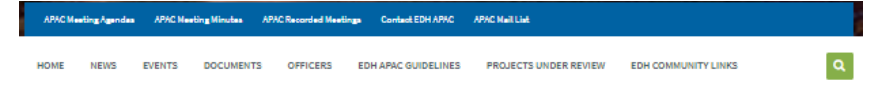
As shared on EDH APAC Website



El Dorado County Planning Commission Meeting October 14, 2021 Agenda

October 5, 2021 in EL DORADO COUNTY, EL DORADO COUNTY PLANNING COMMISSION, EL DORADO COUNTY PLANNING COMMISSION MEETING AGENDAS

- [EDC_PC_Oct-14-2021_Agenda.pdf](#) 91 kB
- [MeetingDetail.aspx?ID=884702&GUID=ED6A80B1-E73A-4566-974B-D8F466A4FD50&Options=info&Search=](#) EXTERNAL
- [View.ashx?M=A&ID=884702&GUID=ED6A80B1-E73A-4566-974B-D8F466A4FD50](#) EXTERNAL



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El Dorado County Planning Commission Meeting October 14, 2021 Agenda

October 5, 2021 in EL DORADO COUNTY, EL DORADO COUNTY PLANNING COMMISSION, EL DORADO COUNTY PLANNING COMMISSION MEETING AGENDAS

Legistar Calendar File

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom.

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 930-821-7600 or 930-821-7810. The Meeting ID is 943 7399 7159. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Planning Commission meeting go to <https://us06web.zoom.us/j/94373997159>.

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press "9" to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded.

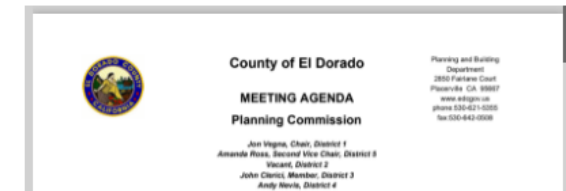
Of note to El Dorado Hills residents:

AGENDA #4 Staff recommends the Planning Commission conduct a public hearing to provide the public with an opportunity to comment on the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance (Project OR15-0002)", and for the Planning Commission to review and discuss the modifications required by state law as presented by staff and forward a recommendation to the Board of Supervisors

HEARING: Staff recommends the Planning Commission conduct a public hearing to provide the public with an opportunity to comment on the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance (Project OR15-0002)", and for the Planning Commission to review and discuss the modifications required by state law as presented by staff and forward a recommendation to the Board of Supervisors to take the following actions: 1) Approve the California Environmental Quality Act (CEQA) exemption consistent with Section 15062(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Biblit A); and 2) Approve the proposed amendments to the Secondary Dwelling Ordinance, now referred to under state law as the Accessory Dwelling Unit (ADU) Ordinance and related Articles of the Zoning Ordinance, and adopt an Ordinance for comprehensive minor amendments to Title 190 of the El Dorado County Ordinance Code relating to ADUs (Biblit B) as presented by staff.

AGENDA #5 Clerk of the Planning Commission recommending the Commission elect a replacement First-Vice Chair, with the selection becoming effective at the next regular meeting.

Clerk of the Planning Commission recommending the Commission elect a replacement First-Vice Chair, with the selection becoming effective at the next regular meeting. In the event the Second-Vice Chair position becomes vacant due to this election, the Clerk of the Planning Commission recommends the Commission elect a replacement Second-Vice Chair, with the selection becoming effective at the next regular meeting.





EDH APAC Project Review Process

Where to find Project Information

El Dorado County Legistar Calendar: <https://eldorado.legistar.com/Calendar.aspx>

As shared on EDH APAC Website



El Dorado County Board of Supervisors September 28, 2021 Meeting Minutes

October 1, 2021 in EL DORADO COUNTY, EL DORADO COUNTY BOARD OF SUPERVISOR MEETING MINUTES, EL DORADO COUNTY BOARD OF SUPERVISORS

- BOS_Sep-28-2021_Minutes.pdf 151 kB
- 1552?view_id=2&redirect=true EXTERNAL
- View.ashx?M=M&ID=878263&GUID=B3DBA793-6A88-423A-A4FD-BBDC6DFB0C0B EXTERNAL

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Supervisors September 28, 2021 Meeting Agenda

September 24, 2021 in EL DORADO COUNTY, EL DORADO COUNTY BOARD OF SUPERVISORS, EL DORADO COUNTY BOARD OF SUPERVISORS MEETING AGENDAS

- BOS_Sep-28-2021_Agenda.pdf 135 kB
- MeetingDetail.aspx?ID=878263&GUID=B3DBA793-6A88-423A-A4FD-BBDC6DFB0C0B&Options=info&Search= EXTERNAL
- View.ashx?M=A&ID=878263&GUID=B3DBA793-6A88-423A-A4FD-BBDC6DFB0C0B EXTERNAL
- el-dorado-county-board-of-supervisors-september-28-2021-meeting EXTERNAL

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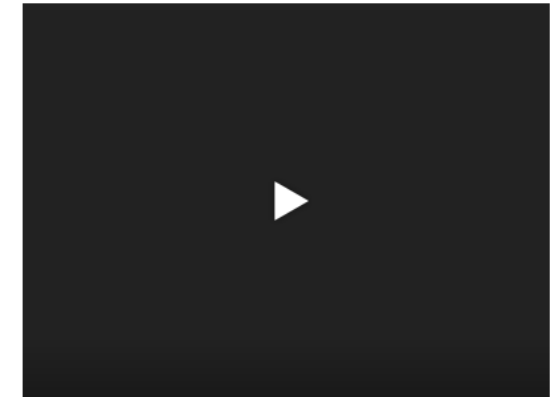


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El Dorado County Board of Supervisors September 28, 2021 Meeting Minutes

October 1, 2021 in EL DORADO COUNTY, EL DORADO COUNTY BOARD OF SUPERVISOR MEETING MINUTES, EL DORADO COUNTY BOARD OF SUPERVISORS

[Meeting in Video Recording Format](#)



Of note to El Dorado Hills residents:

- 21-1528** AGENDA #11 Supervisor Perlin recommending the Board make the following District IV appointment to the El Dorado County Planning Commission: Appoint Andy Nevils, District IV
Agenda Item: Supervisor Perlin recommending the Board make the following District IV appointment to the El Dorado County Planning Commission: Appoint Andy Nevils, District IV, Member, Term Expiration 01/01/2023. FUNDING: N/A
This matter was Approved on the Consent Calendar.
- 21-1654** AGENDA #10 Department of Transportation recommending the Board approve and authorize the Chair to sign the Green Valley Road Road Improvement Agreement 21-24065, between the County and the Developer, Summerbrook, El Dorado, LLC
Agenda Item: Department of Transportation recommending the Board approve and authorize the Chair to sign the Green Valley Road Road Improvement Agreement 21-24065, between the County and the Developer, Summerbrook, El Dorado, LLC. FUNDING: Developer Funded.
This matter was Approved on the Consent Calendar.
- 21-1531** AGENDA #12 Receive and file a presentation on the Traffic Impact Fee Program and how it interacts with the Capital Improvement Program and Transportation processes; and 2) Provide direction to staff for a second workshop to discuss options going forward
Department of Transportation recommending the Board: 1) Receive and file a presentation on the Traffic Impact Fee Program and how it interacts with the Capital Improvement Program and Transportation processes; and 2) Provide direction to staff for a second workshop to discuss options going forward. FUNDING: Traffic Impact Fee Program, Road Fund.



EDH APAC Project Review Process

How the community can to respond to projects via public comment opportunities – in-person or in writing:

Project Planner

Planning Commission

Board of Supervisors

Email:

Email:

Email:

the listed Project Planner

the listed Project Planner

Clerk of the board

cc planning@edcgov.us

cc planning@edcgov.us

edc.cob@edcgov.us.

cc Supervisors –

cc – Planning Commissioners

cc supervisor –

bosone@edcgov.us

current email list:

bosone@edcgov.us

bostwo@edcgov.us

https://www.edcgov.us/Government/planning/Pages/planning_commission.aspx

bostwo@edcgov.us

bosthree@edcgov.us

bosthree@edcgov.us

bosfour@edcgov.us

bosfour@edcgov.us

bosfive@edcgov.us

bosfive@edcgov.us

the listed Project Planner

cc planning@edcgov.us



EDH APAC Project Review Process

Contact EDH APAC to volunteer on a project:

info@edhapac.org



2021 El Dorado County Redistricting Process

SPECIAL Board of Supervisors Meeting

Thursday October 14, 2021

6:00 PM in the BOS Meeting Room in

Placerville

Or virtually via ZOOM



2021 El Dorado County Redistricting Process SPECIAL Board of Supervisors Meeting Thursday October 13, 2021

6:00 PM in the BOS Meeting Room in Placerville Or virtually via
ZOOM

The image displays six redistricting alternatives for El Dorado County, arranged in two rows of three. Each alternative is represented by a map of the county with different colored regions, the El Dorado County seal, and a 'Document' link. The alternatives are:

- City Alternative
- Community of Interest Alternative
- Community Region Alternative
- Community Service District Alternative
- El Dorado Hills Chamber Map
- Community Region Hidahl Alternative



El Dorado Hills Community Services District EDH CSD cityhood Preliminary Comprehensive Fiscal Analysis

EDH CSD Board of Directors
Thursday October 14, 2021
6:30 PM at the EDH CSD Pavilion
1021 Harvard Way EDH
Or virtually via ZOOM



El Dorado Hills Community Services District EDH CSD cityhood Preliminary Comprehensive Fiscal Analysis

EDH CSD Board of Directors
Thursday October 14, 2021
6:30 PM
at the EDH CSD Pavilion
1021 Harvard Way EDH
Or virtually via ZOOM



PUBLIC REVIEW DRAFT REPORT

EL DORADO HILLS COMMUNITY SERVICES DISTRICT
PRELIMINARY COMPREHENSIVE FISCAL
ANALYSIS (PCFA)

Prepared by BERKSON ASSOCIATES
August 10, 2021



8. Adjournment

Next EDH APAC Meeting

Wednesday
November 10, 2021
7PM

